

# \$435,000 - 56 Saddletree Court Ne, Calgary

MLS® #A2206794

## \$435,000

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this well-kept ready to move in townhouse with 3 bed, 2.5 bath and a WALKOUT BASEMENT. New QUARTZ COUNTERTOPS, FRESHLY PAINTED with lots of upgrades, front attached garage. Close to the train station, YMCA, playgrounds, Schools, Grocery stores etc. Book your showing today!!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206794      |
| Price          | \$435,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,357         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 56 Saddletree Court Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J 5L1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance, Stone Counters      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Dryer, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished, Walk-Out, Exterior Entry              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 181              |
| Zoning         | M-1              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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